

**TREMONTON CITY CORPORATION  
CITY COUNCIL MEETING  
March 15, 2016**

Members Present:

Roger Fridal, Mayor

Diana Doutre

Jeff Reese

Bret Rohde

Lyle Vance

Shawn Warnke, City Manager

Darlene S. Hess, Recorder

**CITY COUNCIL WORKSHOP**

Mayor Fridal called the March 15, 2016 City Council Workshop to order at 5:35 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance: Mayor Fridal, Councilmembers Doutre, Reese, Rohde, and Vance, City Manager Shawn Warnke and Recorder Darlene S. Hess. The following Department Heads were also present: Public Works Director Paul Fulgham, Police Chief David Nance and Building and Zoning Administrator Steve Bench. Mayor Fridal told the Council Councilmember Holmgren is out-of-town; however, he will be joining the Council for the regular scheduled meeting by telecommunication.

1. Discussion of an evaluation/planning process regarding economic development readiness facilitated by EDCUtah and Utah Governor's Office of Economic Development

Mayor Fridal called the meeting to order and welcomed everyone to the meeting. Mayor Fridal told the Council that we have the privilege of having Sherrie Martel and Scott Harbertson of Economic Development Corporation of Utah. They will teach the Council what they should be doing with economic development.

Ms. Martel told the Council that the Governor has formed a rural committee. Mayor Fridal is part of that committee. The rural committee has put together a tool for all of the counties to have to put together an economic development strategic plan. Jake Hardman with the Utah Governor's Office of Economic Development, who lives in Cedar City and who could not be with us tonight, works with the counties and does the economic development tiers presentation. The economic development tiers presentation was built so any city or county can learn about economic development and see what it takes to be successful. Go through the information and do the evaluation so we can come back and help facilitate the steps for an economic strategic plan to do what you want to do. She told the Council that in order to be successful with the plan, you have to have a firm foundation.

Ms. Martel told the Council that an email was sent to each of them for review. They are to fill out the questionnaire and give it to Shawn Warnke. Manager Warnke told the

Council to have the document turned into him by March 29<sup>th</sup>. Ms. Martel told the Council that as you review the document, you have to decide how good your community is at every one of these items and rank your city from one to ten. You need to put in a comment if you have something to say. It can be anonymous – so no one will know what you said. Ms. Martel told the Council that you can even give the document out to other individuals if you think they have the information to fill it out. This is something that we will building together and keep working on as a community.

Ms. Martel went through the Blocks: Tier 1 is Leadership/Civic Development & The Role of Public Policy. Tier 2 is Quality of Life, Workforce Development, and Infrastructure Development. Tier 3 is Existing Business Development and Entrepreneur Development. Tier 4 is New Business Recruitment. Ms. Martel told the Council that they do not have to be good in everything as she knows they are good in business recruitment. Box Elder is one of the top counties in the State at business recruitment. There are things within each community that you can do to become stronger.

Ms. Martel told the Council that there are four counties in which they will roll out this program to first and Box Elder County is one of them. Since Shawn Warnke is involved in this organization along with Mitch Zundel and Paul Larsen, he suggested that we come to Tremonton to present it to the Council. You will be able to see what you need to work on to become stronger and better.

People in underdeveloped economies have three choices:

1. Leave – you will go elsewhere for opportunities. You will leave the country or area so you can make more money
2. Be Loyal – accept what you have and just be loyal
3. Lead – staying and speaking up for change. This is where most of the rural communities are because they want to get into the game of economic development “Building a community to support and grow businesses.”

Tier 1: Leadership: Local leadership and the implementation of supporting policy is the core building block of economic development. It is upon this foundation that a strong program can be built. Without leadership, nothing else matters.

Ms. Martel asked the Council if they have seen changes in economic development as the various elected officers come onto the Council. Has your economic development become better? Councilmember Dautre said that there was a dip when we lost La-Z-Boy. Ms. Martel said it was a depression because you lost a lot of jobs. Since that time, Tremonton has had some companies establish businesses in the community to lift you up and gain a lot of jobs. You are actually riding a successful wave. We need a lot of people to fill out this questionnaire so that we can help the Council to build a great economic development process.

Tier 1: The Business Culture:

- Economic development must be a very high priority for local government leadership
- Economic development Director with adequate time, budget and elected leadership support
- Communities will need to make a financial commitment and develop broad support from their local taxing entities (tax increment financing discussions)
- Need an economic development plan with procedures in place so they can “move at the speed of business”

Ms. Martel told the Council that if you have someone in the business culture that you are confident will be able to fill out the document, have them do so. They will help the Council in putting together a great Economic Development Strategic Plan. Ms. Martel asked who in the City has the assignment of economic development. The Council said that Manager Warnke would be the designated person. Ms. Martel asked if he has the time to commit to this assignment. Manager Warnke commented that he could spend more time on economic development. Ms. Martel asked where the Council’s focus was and how Manager Warnke’s time is divided. If he does not have the time to do the things that are required to get things together if we decide to come for a site meeting, then it is a problem. Councilmember Dautre said that we have Mitch Zundal. Ms. Martel said he is the County Economic Development Director and he should be supporting everyone in the County.

Scott Harbertson of EDCUtah told the Council that in a City of our size, Manager Warnke would probably be the person who would be committed to this assignment with the help of Mr. Zundel from the County.

Councilmember Rohde asked how other elected officials support economic development? If Manager Warnke is so busy, would it be advantageous for us to put in one of the elected officials to handle the economic development? Mayor Fridal commented that we actually have two of our elected officials that have this assignment. Councilmember Rohde said he wondered if someone was given the assignment and really took it on and ran with it, if it would help. Ms. Martel told Councilmember Rohde that he should put that comment down on the questionnaire and we will come back with it later.

Ms. Martel told the Council the question is if Manager Warnke does not have the time to work on economic development, do we hire a person to take care of it? If the City has a project that comes up and EDCUtah asks to come in two days for a meeting. Does Manager Warnke have time to get the work accomplished in that short of time? A municipality can be successful but can they be MORE successful if they have the time/manpower to accomplish what is needed. Just some things the Council needs to consider.

Ms. Martel told the Council there is a small worksheet that everyone needs to fill out. Manager Wanke told the Council that it was emailed out to them a few days ago. Ms.

Martel told the Council that this questionnaire is in pdf form and fillable. It should be sent to Manager Warnke by March 29<sup>th</sup>.

Tier 1 – The Business Culture:

- Tailor the building code and land use planning requirements to protect the community. Implement policies and practices that promote business and economic development
- “A rising tide raises all boats.” Also known as, don’t fight amongst yourselves. Businesses look for area-wide resources, not whether one community benefits over another
- Attitude. A poor attitude will hinder economic development – Positive outlook will drive it forward. Create an honest, realistic view of who you are now and strive to cooperatively accomplish something better
- Be involved and active with economic development networking groups (GOED Webinars, EDCUtah, Utah Alliance for Economic Development)

Ms. Martel told the Council that they are in charge of their own destiny. We send information out to the cities and they decide if it is something they want to go after. Does it provide high enough wages and other decisions need to be made and responded to.

Tier 2: Quality of Life – Characteristic of a community which motivates people to stay in or move to the community

- Clean community
- Quality schools
- Quality healthcare
- Adequate retail and restaurants
- Open space – parks, walking and biking paths, recreation opportunities, wildlife
- Quality employment opportunities
- Short commute
- Well-structured community development plan
- Variety of housing options
- Community Optimism/Service Opportunities
- Inclusive culture

Tier 3 – Workforce Development – The driving force behind our economy is the quality of our workforce and its ability to turn a profit for their companies. Workforce is a direct result of education and ethic; having the basic knowledge of how to do a task coupled with the willingness to see it through.

- Knowledge of community skill sets
- Job skill development resources (ATC’s, colleges, universities, distance learning programs)
- Knowing the regional workforce
- Develop relationships with employment service resources
- Solid Education + Strong Work Ethic = Quality Workforce

Tier 2 – Infrastructure – The days of a vacant field being deemed an “industrial park” are over. Communities that are “shovel ready” are really ready for good economic development

- Identify the location and current level of infrastructure – broadband, rail access, interstate/highway access, utilities inventory (water, power, natural gas)
- Determine the need and ability to expand/improve infrastructure (levels and locations)
- Develop a 5, 10 and 20 year plan for growth (capital facilities planning)
- Relationship with your utility providers (include them in your plan for growth)
- Help the local taxing entities understand use of public funds to create project areas and tax increment financing tools
- Know your funding sources for site development, infrastructure, other community and business needs
- Be “Shovel Ready”
- Relationship with owners of sites for potential business and infrastructure

Tier 4 – Existing Businesses – Many try to focus on the “big splashes” in our economy but the reality is that 60-85% of job creation comes from existing core businesses in your community. Smart communities look at their core industries and analyze the best ways to help them grow upon their strengths

- 60-85% of job creation comes from growing businesses already in your community. The first step is to know and understand your local businesses, their needs and what they bring to the community
- Utilize the BEAR (Business Expansion and Retention) Program to help local businesses grow
- Identify your core industries in your community and analyze best ways to help them grow upon their strengths
- Develop a BEAR Team that meets regularly to help existing business development

Tier 5 – Entrepreneur Development – Our entire economic system has been built on the backs of people who dreamed of a better way, and then made it happen! An economic development program provides a gateway for entrepreneurs to learn about the many resources available to start their businesses. Whether the product or service has a local or global market, the key is the circulation of dollars within the community

- Skill training program – Business Resource Center (BRC) or Small Business Development center (SBDC)
- Dedicate a team to help with entrepreneur development
- Create a Mentoring Program
- Establish an incubator in partnership with education service providers (ATC’s (Applied Technology Colleges), college, universities, distance learning)
- Create a services resource guide (funding sources, mentors, training program, etc.)
- Find bright, creative people (we know you have them)

Tier 6 – New Business Recruitment – Relocating new businesses is the ‘big splash’ in economic development. It’s what everyone wants to see in the headlines. It’s what many people have come to expect. But as stated, it is part of a successful program, not the whole program. Positioned at the top of the pyramid also implies that it takes successes at all levels before it works and that is true as well. If the total economic development program is solid at all levels, your ability to successfully attract new business will be greatly enhanced. Good recruitment programs take time and are the result of great planning and even better positions.

Discussion followed on a business that the City recently received information on. Ms. Martel told the Council that it is good for the community to know that the City is looking for additional businesses. If you had to compete for a business, does the public understand what the City goes through to get a new business? The City works their tail off, and they put on the dog and pony show to get businesses to even consider coming to Tremonton. Ms. Martel complimented the City because they are really good at recruiting.

Ms. Martel told the Council that they only recruit the businesses that they want to come to Tremonton. You don’t work to get businesses you don’t want to come. You are in control of your destiny. Manager Warnke told the Council that the City receives RFIs (Requests for Information) from EDCUtah and then we act upon them. Ms. Martel told the Council that EDCUtah sends the RFIs out to all cities and it is your responsibility to respond to them.

Councilmember Vance commented that if the community wants more shopping opportunities or restaurants, we have to get more businesses to bring people in. Other discussion followed on an Economic Development Show that is being put on in Las Vegas and if Tremonton should send people from Tremonton to the show.

## **CITY COUNCIL MEETING**

Mayor Fridal called the March 15, 2016 City Council Meeting to order at 7:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Doutre, Reese, Rohde, and Vance, City Manager Shawn Warnke, and Recorder Darlene S. Hess. The following Department Heads were also present: Building and Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, Police Chief David Nance, Director Marian Layne and Treasurer Sharri Oyler. Councilmember Holmgren was in attendance by telecommunication. Mayor Fridal told the audience that the Council had a good work session in the previous meeting on Economic Development.

### **1. Opening Ceremony:**

Mayor Fridal informed the audience Councilmember Rohde had volunteered to give the

prayer and Councilmember Vance to lead us in the Pledge of Allegiance. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Councilmember Rohde and the Pledge of Allegiance was led by Councilmember Vance.

2. Introduction of guests:

Mayor Fridal welcomed Kevin Christensen from the Bear River Valley Health Department, students, and other assorted guests.

3. Approval of Agenda:

Mayor Fridal asked if there were any changes or corrections to the Agenda. No comments were made.

**Motion by Councilmember Doutre to approve the agenda of March 15, 2016.** Motion seconded by Councilmember Vance. Vote: Councilmember Doutre - aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

Councilmember Holmgren joined the meeting at 7:09 p.m. by telecommunication.

4. Approval of minutes – February 26, 2016:

Mayor Fridal asked if there were any changes to the minutes. There were no comments.

**Motion by Councilmember Rohde to approve the minutes of February 26, 2016.** Motion seconded by Councilmember Reese. Vote: Councilmember Doutre - aye, Councilmember Holmgren – aye, Councilmember Reese - aye, Councilmember Rohde - aye, and Councilmember Vance - aye. Motion approved.

5. Public comments: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.

Mayor Fridal welcomed seven Scouts and three leaders from Troop 133 and one leader, two children and one Scout from Bothwell to the meeting. He discussed the merit badges that they are working on. He then asked if anyone would like to address the Council to present any concerns or ideas they wanted to present.

**Shawn Nicolas** told the Council that he lived on 2300 West and asked if there was any way that the Council could get a sidewalk on 2300 West and/or lighting as there are a lot of people who use this road for running or walking. Councilmember Rohde asked if this is the road by McDonalds. Mr. Nicolas told him it was. Councilmember Rohde said he seconded this idea because it is becoming a busy street and Councilmember Doutre said that she sees children out on the road waiting for buses.

Councilmember Rohde said this item has been brought up before as he was the one that brought it to the attention of the Council. Public Works Director Paul Fulgham reported that he looked at the street for lighting and feels that there are enough lights on the street.

Director Fulgham said there is no code that tells us how much lighting we should have; however, every intersection has lights comparable to what we have on 1000 North. What we need to do put more lighting in is for the City Council to allocate the funds.

Councilmember Reese commented that Mr. Nicolas is talking about sidewalks also. Director Fulgham said that is a different issue as the costs is higher. The problem with sidewalk is you almost need curb and gutter when you do sidewalk. Councilmember Doutre asked if the property owners go in with the cost. Director Fulgham said that it is the Council's decision as usually the sidewalk, curb and gutter goes if the property has already be developed.

Manager Warnke said that as the City is developed; usually curb, gutter and sidewalks go in. If it has been developed, then the cost reverts back to the City. Councilmember Rohde asked if the Council could get some pricing on doing the sidewalks, curb, and gutter in that area. Councilmember Vance asked how long the sidewalk would be. Director Fulgham said it would be about a mile with curb and gutter running at \$27 a linear foot and sidewalk about \$10 a linear foot. It would be approximately \$75,000 for a four foot side walk. Another thing to think about is if you put in curb and gutter then you will have to widen the asphalt as there is only twenty-four feet of asphalt. On a regular street, there is 36 feet of asphalt so this opens up the cost to be a lot of money.

Further discussion followed on if sidewalk was needed on both sides or just on the West side of the road and the cost of streetlights. Mr. Nicolas said he was just thinking on a sidewalk on the west side. Mr. Nicolas said because of the lack of lighting at Christmas, we have a lot of people going through our mail boxes. The Police Officers are called out there when this happens. He wondered if there was more lighting if this would decrease the criminal activity. He reported that he had someone get in his mailbox again this year at his house. Mayor Fridal told Mr. Nicolas that the Council can talk about it.

6. **Krys Oyler** also asked the Council if it would be possible to put in lighting and a sidewalk on 2300 West. Now would be a good time for the Council to go out on 2300 West to view the situation. It would be great if we could get a yellow line down the middle of the road so when a car comes toward you, you know where that car is. When you turn the corner and head north on 2300 West, you do not know where the dividing line is. Mayor Fridal told the Council that he spoke with Mr. Oyler and learned that he was coming to this meeting. Mayor Fridal said he cruised 2300 West and there are some concerns that the Council needs to address. Years of Service Award – Sandra Christensen

Mayor Fridal asked Sandra Christensen of the Senior Center to come to the front of the Council Chambers to receive her five Years of Service Award. Mayor Fridal thanked Ms. Christensen for her dedicated years of service to the City and told the audience that she is a good employee and her crew is a good crew.

7. New Council Business:
  - a. Discussion and consideration of adopting Resolution No. 16-14 approving the 2015 Annual Tremonton City Municipal Wastewater Planning Program Self-Assessment Report

Mayor Fridal turned the time over to Public Works Director, Paul Fulgham, who told the Council that this is an annual report he turns into the Division of Water Quality – Department of Environmental Quality. Director Fulgham told the Council that this report is adopted by resolution and it is for the benefit of a state sponsored task force comprised of representatives of local government and service districts. It is designed to assist in making an evaluation of the City's wastewater system and financial planning. The questionnaire has questions dealing with the wastewater treatment/collection systems and what happened in 2015.

Mayor Fridal asked if there were any significant issues the Council needs to deal with soon. Director Fulgham told the Council that there is nothing significant. The only thing to remember is the older the upgrade the more points accessed. The last major upgrade that Tremonton had was in 2003. We did a small upgrade in 2010 with the Salsna Filter addition. The significant upgrade helped bring the plant up the line. As the plant gets older and gets more points assessed, it does not mean the plant is not operating correctly – it is just getting old.

Director Fulgham reported that in 2015, the City had four sewer mains that were plugged due to the City main and we have to report those to the state that it was our problem. Director Fulgham told the Council that we get assessed points on flow and how many times a year we might have exceeded the flow into the treatment plant. There are, also, points assessed due to the age of our treatment plant. No matter how well the plant runs, we get assessed points on the age of the plant.

**Motion by Councilmember Rohde to adopt Resolution No. 16-14 approving the 2015 Annual Tremonton City Municipal Wastewater Planning Program Self-Assessment Report.** Second simultaneously made by Councilmembers Holmgren and Dautre. Roll call vote: Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Dautre – aye, Councilmember Holmgren – aye, Councilmember Vance – aye. Motion approved.

- b. Discussion and consideration of adopting Resolution No. 16-15 authorizing West Liberty Foods, L.L.C. to discharge to the Tremonton City Publically Owned Treatment Works (POTW)

Mayor Fridal asked Director Paul Fulgham to discuss this item. Director Fulgham told the Council that since July 23, 2007, the City has had a Wastewater Pretreatment Agreement in place with West Liberty Foods. This agreement sets forth the wastewater quality limits required of West Liberty Foods before the City will receive this plant sewer effluent. If the limits are not met, they will receive penalties in the form of additional fees. The agreement is renewed every three years or as processes at the West Liberty Foods Plant changes.

Councilmember Dautre told Director Fulgham that she appreciates the opportunity to review the agreements as she finds them interesting. She has learned a lot about wastewater treatment since she got this job. Director Fulgham told the Council that he publishes these agreements on the website as it is public information and available to anyone that is interested in reviewing the material.

**Motion by Councilmember Reese to adopt Resolution No. 16-15 authorizing West Liberty Foods, L.L.C. to discharge to the Tremonton Treatment Works.** Second by Councilmember Vance. Roll Call Vote: Councilmember Holmgren – aye, Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

- c. Discussion and consideration of authorization to sign purchase orders for vehicles purchased during FY 2016 for the Senior Center and authorization to sign a non-obligatory purchase order for police vehicles for potential purchase in FY 2017

Police Chief Nance reminded the Council that on March 1, 2016, they amended the budget for Fiscal Year 2016 to appropriate funds for the purchase of Meals-On-Wheels vehicles. The City has held off on replacing these vehicles in hopes of being awarded Congestion Mitigation Air Quality (CMAQ) funding. As you know, the City was awarded this funding; however, it was later discovered that the CMAQ funds could not be used to replace the entire vehicle.

Chief Nance told the Council that the Police Department has a 2010 Toyota Tundra patrol vehicle with 91,000 miles and a 2011 Dodge Charger patrol vehicle with 83,000 miles that are due to be replaced in the upcoming budget year. By ordering the vehicles now and not taking possession of them until after July 1, 2016, the City can beat the ordering deadline on the vehicles and obtain the 2016 model price.

Several years ago, the Council created Fund 41 Vehicle/Equipment Capital Projects. Currently, the fund has \$880,000 available for the purchase of vehicles. Chief Nance told the Council that both local dealers came in with quotes comparable to the State Contract pricing. The City's policy for all vehicles requires the City Council's action.

Chief Nance told the Council that this action is basically stating that we want to order the vehicles now; however, it is conditional upon the City Council approving the upcoming year's budget. We have been doing this for several years and he has examples if anyone wants to see them. What we are proposing is to purchase three 2016 Ford Escapes SE for around \$75,000 and two 2016 Chev Tahoes for \$75,000. We will split the cost between the two dealerships in town.

**Motion by Councilmember Doutre to authorized the staff to sign a non-obligatory purchase order for vehicles for FY2017.** Second by Councilmember Vance. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

Councilmembers Rohde and Vance suggested that the vehicles at the Senior Center be put on a schedule like the Police and Fire Department vehicles so the cost will spread out and not be so costly all at one time.

- d. Discussion and consideration of adopting Ordinance No. 16-07 amending Chapter 1.16 Overlay Zones, Tremont Center Mixed Use Overlay Zone, 1.16.050 Tremont Center Sign Standards

Steve Bench told the Council at the request of several developers, the Planning Commission reviewed the code for signs for the Tremont Center. The Planning Commission reviewed the code and recommended to the City Council that they adopt the changes in Chapter 1.16 Overlay Zones, Tremont Center Mixed Use Overlay Zone and 1.16.050 Tremont Center Sign Standards.

This change is an effort to accommodate how tenant's within Tremont Center wish to brand their stores or a site plan approval process with a maximum number of signs allowed per building. The owner will have to request approval from the Land Use Authority Board.

**Motion by Councilmember Rohde to adopt Ordinance No. 16-07 amending Chapter 1.16 Overlay zones and 1.16.050 Tremont Center Sign Standards.**

Second by Councilmember Reese. Roll Call Vote: Councilmember Rohde – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Vance – aye. Motion approved.

- e. Discussion and consideration of adopting Resolution No. 16-16 approving an Impact Fee Reimbursement Agreement for dedication of land (a 20' corridor of land paralleling the canal from Parcel Numbers: 05-186-0001 owned by Joshua Canfield and 05-186-0009 owned by Tremont Place LLC) for system improvements for a trail system

Councilmember Vance told the Council that he needs to abstain from the vote as he has a conflict of interest.

Manager Warnke reminded the Council that they had done an Impact Fee Reimbursement Agreement before. This provides a Developer to get reimbursed for the dedication of trail system improvement in accordance with the City's impact fee enactment ordinance. This is basically the same resolution agreement or templet that we have used in the past. Manager Warnke distributed a map showing the trail corridor. There are two entities or individuals involved, Tremont Center LLC and Joshua Canfield.

Manager Warnke told the Council that he had talked with Mr. Capener before and what was discussed in terms is \$45,000 for the corridor. The City would reimburse them from the impact fees collected for the parks and trails from their development. The Developers dedicate the land now and as homes are built within the project and impact fees are collected, we would remit back to the land owners at the same percentage of land that they dedicate unto the City. Right now, impact fees for park, recreation, and trails are about \$1300 per home.

Mr. Capener told the Council that he has not been able to get in contact with Mr. Canfield and he needs to get in contact with all the other owners of Tremont Place. Discussion followed on the map presented to the Council. Mr. Capener stated that this may not be the location they want to have for the dedication. They may want to take it in another direction. The concept may work for the City but the layout may not for the property owners. Manager Warnke told Mr. Capener

that he prefers a dedication now and we could always swap land to make adjustments in the future. Mr. Capener said he just needed to get Mr. Canfield on board.

Councilmember Rohde commented that the Council probably should not move forward if Mr. Canfield is not informed. Manager Warnke told the Council that there is thirty day dead to get the annexation recorded and it is part of the Pre-Annexation Agreement it was envisioned that the City get the trail dedication. He sent the information to Mr. Capener in December and we have agreed in principle on the price. Annexation into the City makes the land more valuable so the idea was to work out the dedication and price concurrent with the annexation. We are bumping into the 30 day deadline to get the annexation plat recorded.

Mr. Capener told the Council that the annexation could be recorded now as the agreement states we have six months to get the trail dedication completed according to the Pre-Annexation Agreement. Mr. Capener told the Council that they wanted to get the terms laid out before we got everyone involved.

Manager Warnke told the Council that we could table this item until such time as you feel comfortable about approving the resolution. It is a resolution and template that we have used in the past and our City attorney has approved it. This resolution adds a lot of value to the City and we have discussed it in the past. There are only a couple of items which need to be set for this agreement and they are highlighted on the agreement.

**Motion by Councilmember Holmgren to adopt Resolution No. 16-16 conditional upon the Council having the opportunity to review the resolution and that the review should happen in the next couple of days.** Second by Councilmember Reese. Roll Call Vote: Councilmember Rohde – aye, Councilmember Reese – aye, Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Vance abstained. Motion approved by majority vote.

8. Comments:

a. Administration/City Manager Advise and Consent

- 1) The publication of a Request for Qualifications for a Food and Beverage Concessionaire Services for the City's concession stands

Manager Warnke told the Council that the Recreation Department put out a Request for Qualifications for Concessionaire Services for the City's concession stands at Jeanie Stevens and North Park to see if there is anyone that would be interested in doing the work. The City would keep 10% of the gross sales from the Concessionaire. The deadline on this request is in March so we have not heard from anyone yet.

b. City Department Head Reports

Public Works Director Paul Fulgham commented that he sent out an email to the Council yesterday on the new Legislation bills that will impact Public Works. He wanted them to know about the bills. The Council talked about them before on conservation pricing bill SB28. There is also a SB Resolution 01 that encourages metering of all residential services both secondary and culinary. All of our residential culinary hookups are metered. With our quality of water for secondary, it is not feasible to meter. The meters would probably last a month then freeze up because of the silt that is embedded in the water.

Director Fulgham commented that there is also a bill called sewer lateral disclosure whereby we have to make known to our residents our policy on sewer lateral replacements. Our policy is that the residents have to replace the sewer lateral to our main. We will post this on our website and I send out a mailer annually talking about our fats, oils and greases. We will also post a statement in on the mailer dealing with replacing the sewer laterals.

c. Council Reports

**Councilmember Rohde** commented that the Council passed some items and the Tremont Center got right to work. Councilmember Reese explained what was happening with covering the canal. He said that they will be done by May 1<sup>st</sup>, the date the canal water comes in. Councilmember Rohde told the Council that the project is fun to watch.

**Councilmember Holmgren** told the Council that what he wanted to mention is the information that is being put on the website. He asked that the information that needs to be placed on the web be sent to him in a Word file. He also encouraged the Council to look at how the code information looks on the new web site.

**Mayor Roger Fridal** discussed the Las Vegas trip. He asked how many of the Council the City should send. Councilmember Reese suggested that two people go on this trip. After some discussion it was decided that Mayor Fridal and City Manager Warnke should attend the conference from the City.

Mayor Fridal informed the audience that the Council would be moving to a closed session. **Motion by Councilmember Reese to move to a closed session at 8:02 p.m.** Second by Councilmember Dautre. Vote: Councilmember Dautre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye – Councilmember Vance – aye. Motion approved.

9. **CLOSED SESSION:**

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms*
- b. *Strategy session to discuss pending or reasonably imminent litigation*

**Motion by Councilmember Reese to move to an open session at 8:35 p.m.** Motion seconded by Councilmember Vance. Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Rohde – aye, Councilmember Vance – aye. Motion approved.

10. Adjournment

**Motion by Councilmember Doutre to adjourn the meeting.** Second by Councilmember Rohde. Vote: Councilmember Doutre – aye, Councilmember Rohde – aye, Councilmember Holmgren – aye, Councilmember Reese – aye, Councilmember Vance – aye. Motion approved.

The meeting adjourned at 8:37 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

Darlene S. Hess, Recorder